

FOR SALE at PUBLIC AUCTION

PROPERTY IN TETON COUNTY

Sale No.
1071

Auction
July 28, 2020
1:30 p.m.
Teton County
Courthouse Annex
19 Main Ave S
Choteau, MT

Minimum bid on land:
\$42,000.00

Deposit of \$8,400.00 must
be received by the DNRC
by July 8, 2020

The State of Montana is auctioning
this trust land located in Teton County. Any improvements must be purchased from the owner separately.

For more information on State Trust
Land Banking Sales go to <http://dnrc.mt.gov/divisions/trust/real-estate/land-banking>



MONTANA DNRC

Deidra Kloberdanz
Real Estate Management Bureau
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Helena, MT 59620-1601

Phone: 406-444-4165
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Montana Trust Lands

40+ Ag/Grazing Lands

Southwest of Choteau, Montana



40+ deeded acres mainly comprised of rolling to steep slopes of native rangeland. Grazing land is typical of the Northern Mixed Grassed Prairie. Species composition is dominated by grasses which include Green needle grass, Blue bunch wheatgrass, Rough fescue, Idaho fescue, and Prairie junegrass.

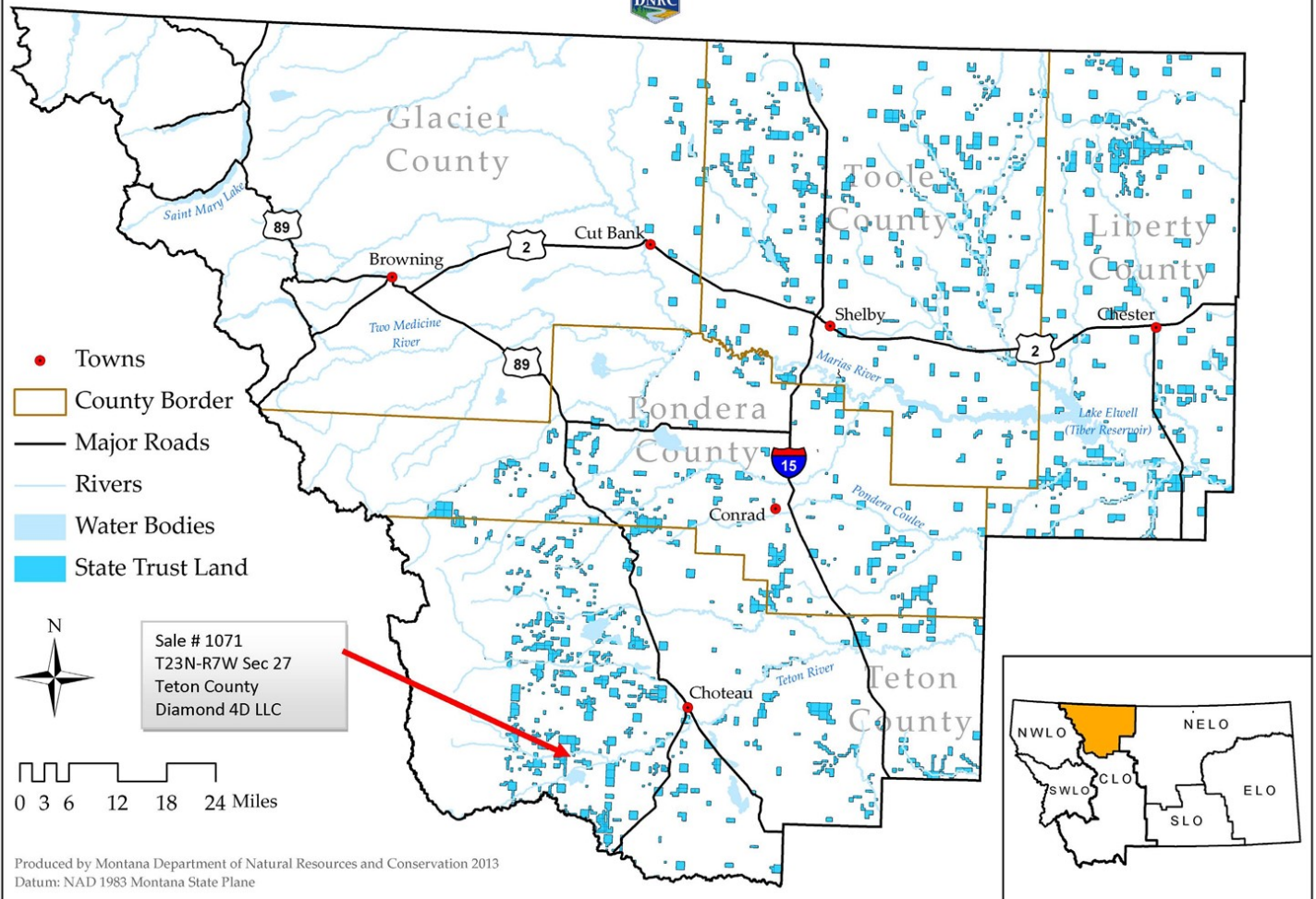
This parcel provides habitat for a variety of big game species (elk, mule deer, whitetail deer, and pronghorn antelope), predators (wolf, coyote, fox, and badger), upland game birds (sharp tail grouse and Hungarian partridge), other non-game mammals, raptors and various songbirds.

This 40-acre parcel currently has one grazing lease that produces 6 total AUMs.

There are no water rights associated with this property.

There is no record of legal access to this property.

STATE TRUST LAND VICINITY MAP CONRAD UNIT



Legal description: SE4NE4, Section 27, T23N-R7W

****To participate in the auction you must be registered and have deposited the minimum 20% bid amount not later than twenty days before the date of the auction.**